

March 16, 2004 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0204

James R. Hudson, Jr.

Matoaca Magisterial District
East line of Spring Run Road

REQUEST: Amendment to Conditional Use Planned Development (Case 85S035) to permit a motor vehicle wash.

PROPOSED LAND USE:

A motor vehicle wash, located between Merchants Tire and Import Auto Haus, is planned as part of the Deer Run Shopping Center out parcel development.

RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed land use conforms to the Upper Swift Creek Plan which suggests the property is appropriate for community mixed uses.
- B. The proposed land use is representative of, and compatible with, existing and anticipated area commercial development.
- C. Existing development standards and proposed conditions further ensure land use compatibility with existing and anticipated area commercial development.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.)

CONDITIONS

1. In addition to the uses permitted on the subject property (Part of Parcel A), motor vehicle wash shall be permitted on the subject property only. (P)
2. The view of any motor vehicle wash service bays shall be minimized from view of Hull Street and North Spring Run Roads. This treatment shall be approved by the Planning Department at the time of site plan approval. (P)

- (NOTES: A. These conditions are in addition to the Textual Statement of Case 85S035, Conditions of Parcel A, and Case 88SN0038 for the subject property only.
- B. All other conditions of Cases 85S035 and 88SN0038 shall remain applicable.)

GENERAL INFORMATION

Location:

East line of Spring Run Road, south of Hull Street Road. Tax ID 726-671-Part of 4343 (Sheet 15).

Existing Zoning:

C-2 with Conditional Use Planned Development

Size:

0.7 acre

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - C-2; Commercial or vacant
South - C-2; Commercial
East - C-2; Commercial
West - C-3; Vacant

UTILITIES

Public Water System:

There is an existing twenty-four (24) inch water line extending along the eastern boundary of North Spring Run Road that is adjacent to this site. Use of the public water system is required.

Public Wastewater System:

There is an existing eight (8) inch wastewater collector line that extends across the southern portion of this site. Use of the public wastewater system is required.

ENVIRONMENTAL

This request will have a minimal impact upon environmental engineering facilities.

PUBLIC FACILITIES

Fire Service:

The Clover Hill Fire Station, Company Number 7, currently provides fire protection and emergency medical service. This request will not impact fire or emergency medical services.

Transportation:

The proposed amendment will have a minimal impact on the anticipated traffic generation from development of the property.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Upper Swift Creek Plan which suggests the property is appropriate for a mixture of community-scale corporate office and commercial uses and multifamily and townhouse residential uses with a density of eight (8) to fourteen (14) units per acre. One (1) of the goals of the Plan is to provide for nodes of commercial services and supporting uses in strategic locations at major road intersections such as Hull Street and North Spring Run Roads.

Area Development Trends:

The request property is an out parcel of the Deer Run Village Shopping Center and is surrounded to the south and east by parcels planned, or developed, for commercial uses. Properties to the west and north are zoned commercial and are developed for retail uses or are currently vacant.

Zoning History:

On June 26, 1985, the Board of Supervisors, upon a favorable recommendation from the Planning Commission, approved commercial zoning with Conditional Use Planned Development (Case 85S035) on the request property and adjacent property. Conditions of zoning approval for Case 85S035 do not permit a motor vehicle wash use on the property.

On May 25, 1988, the Board of Supervisors, upon a favorable recommendation by the Planning Commission, approved an amendment to Case 85S035 to permit outside storage subject to certain restrictions. (Case 88SN0038)

On October 26, 1994, July 24, 1996, and again on May 24, 2000, the Board of Supervisors, upon favorable recommendations by the Planning Commission, approved amendments to Case 85S035 to allow motor vehicle repair services, excluding body, major engine and transmission repair, on three (3) out parcels of the shopping center (Cases 95SN0143, 96SN0270 and 00SN0212). These sites were subsequently developed for Import Auto Haus, Jiffy Lube and Merchants Tire and Auto Center.

Site Design:

The request property lies within the 360 Corridor West Area Highway Corridor District. The purpose of this district's standards is to recognize specified areas of the County as unique and to enhance patterns of development in those areas. Except as addressed by existing conditions of zoning, development of the site must conform to the Highway Corridor District standards and the Emerging Growth Area District requirements of the Zoning Ordinance. Together, these standards address access, parking, landscaping, architectural treatment, setbacks, signs, buffers, pedestrian access, utilities and screening of dumpsters and loading areas.

Uses:

Currently, the subject property may be developed for uses permitted under conditions of Case 85S035. These conditions permit all uses in the Convenience Business (B-1) District as well as several uses currently permitted in the Neighborhood Business (C-2) and Community Business (C-3) Districts (Condition 1, Textual Statement, Parcel A). The applicant is requesting an amendment to this zoning condition to permit a motor vehicle wash, which is first permitted in the Community Business (C-3) District.

(Condition). As previously noted in the Zoning History section of this report, three (3) use exceptions have been previously granted on adjoining out parcels within this development to permit Community Business (C-3) uses for motor vehicle sales and service operations.

Architectural Treatment:

Currently, within the Route 360 Corridor West Area, the Ordinance requires a clearly identifiable architectural theme for a project that provides for building elements that break up large building masses with a pedestrian scale environment between parking areas and buildings. The architectural treatment of buildings must be compatible with buildings located within the same project or within the same block or directly across any road, as determined by the director of planning. Compatibility may be achieved through the use of similar building massing, materials, scale, colors and other architectural features.

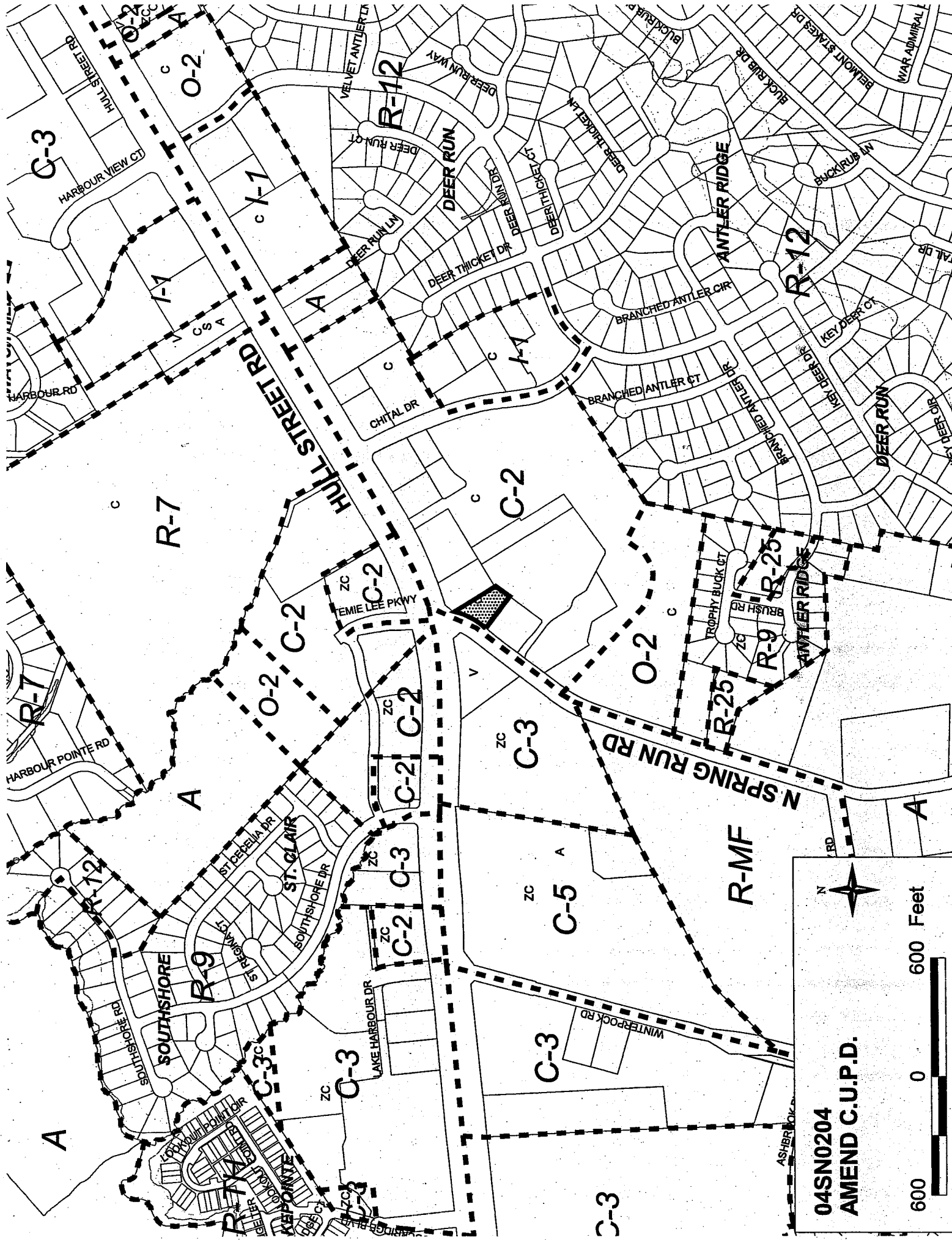
Buffers and Screening:

Currently, the Ordinance does not address the screening of service bays for motor vehicle washes from public rights of way. The subject property is located near the intersection of Hull Street and North Spring Run Roads. Since these service bays have a similar visual impact to loading areas, it is recommended that the views of the openings for these wash bays be minimized from view of these public rights of way. (Condition 2)

CONCLUSIONS

The proposed land use conforms to the Upper Swift Creek Plan which suggests the property is appropriate for community mixed uses. The proposed land use is representative of, and compatible with, existing and anticipated area commercial development. Further, existing development standards and proposed conditions further ensure land use compatibility with existing and anticipated area commercial development.

Given these reasons, approval of this request is recommended.



04SN0204
AMEND C.U.P.D.

